

MARKET NEWS

Real Estate

The Sands Commercial Group at VIP Commercial announced the following transactions:

Michael Falanga, operating as West Coast Powder Coating, Inc., has purchased two 9,300 square foot industrial buildings located at 3744 and 3748 Ironbridge Boulevard, Fort Myers. The Seller was Michael and Sharon Palomba. The purchase price was \$2,274,000.

The Buyer was represented by Van Deems of Phil Deems Real Estate. Paul Sands of the Sands Commercial Group with VIP Commercial TCN Worldwide represented the Seller.

CB Richard Ellis, Ft. Myers-Naples announced the following transactions:

Ania's Fashion Garden Inc, a Ladies Fashion Boutique has leased 2,300 square feet of retail space, located at 390 12th Avenue South in Naples, from 382 Building Development, LLC. Fred Kermani, CCIM, George B. Atkinson, Glenda Fortune, Dan O'Berski, Bill Young, and Larry Foster, CCIM, all of CB Richard Ellis, negotiated the transaction.

Ascendant Wealth Management has leased 1,897 square feet of office space in Beachway Professional Center, located at 3301 Bonita Beach Road in Bonita Springs, from Commercial Development Company. Scott R. Dunnuck and Bob Vigliotti, both of CB Richard Ellis, negotiated the transaction.

David Carr, CPA has leased 1,200 square feet of office space, located at 12065 Metro Parkway, in Fort Myers, from MGM Enterprises. Scott Miller of CB Richard Ellis, negotiated the transaction.

Gates D'Alessandro & Woodyard

announced the following transactions:

Pelican Plumbing, Inc. purchased a 1,875 commercial condo at 1685 Target Court, #24, Fort Myers, from Landshore of Benchmark, Inc. The purchase price was \$259,000. Todd Holman and John Kremiski negotiated the transaction.

Credit Restoration Brokers, LLC leased Suite 243, Pinebrook Park Complex, 12995 S. Cleveland Ave., from Harry M. Lowell. Todd P. Holman and Steve Wood handed the transaction.

Colliers Arnold Commercial Real Estate Services reported the following local transactions:

Peter Kitzerow of SFR Wealth Management, Inc. (Suncoast Financial Resources) purchased a 1,500 square foot office condo in Goldstar Cypress Preserve, located at 4991 Winkler Avenue, Fort Myers, from David Samadreja of Dynasty Builders for \$390,000. Jim Garinger, CCIM and Andrew Falde of Colliers Arnold represented the buyer. Karen Johnson-Crowther of Colliers Arnold represented the seller.

Gentiva Health Systems leased 3,600 square feet of office space in Palisades Park at International Center, located at 6811 Palisades Park Court, Fort Myers, from Stow International, LLC & Pyramid International, LLC. The Retail Team of Karen Johnson-Crowther, Charlene Greenblatt, Salli Jones-Doyon, and Lindsey Schmoyer of Colliers Arnold represented the landlord. Betsy Bayram of Mohr Partners, Inc. represented the tenant.

Travis Hart Appraisals, Inc. leased 2,400 square feet of flex space in Park Meadows Plaza North, located at 1939-41 Park Meadows Drive, Fort Myers, from C. Allen Colley Trust. William Mankin of Colliers Arnold negotiated the transaction.

Divine Divas leased 300 square feet of

retail space in Cape Harbour, located at 5781 Cape Harbour Drive, from Realmark Parking Services, LLC. The Retail Team of Karen Johnson-Crowther, Charlene Greenblatt, Salli Jones-Doyon, and Lindsey Schmoyer of Colliers Arnold negotiated the transaction.

Construction

CC Turner Developers & Contractors of Premier Properties has completed construction of Rival's Sports Kitchen at Miromar Outlets in Estero. The 9000 square foot restaurant has basketball-court wood floors, and features a dining room that is split into several different areas, all of which are separated by boxing-ring ropes and tennis court nets. There is a seating capacity of 250 indoors and 70 outdoors. Rival's opened in late August.

CC Turner Developers & Contractors of Premier Properties has completed construction of Moe's Southwest Grill at the Gulf Coast Town Center in Estero. The 1,500 sq. ft. restaurant opened in late August.

Brooks & Freund has started construction of a new three-story office building for Riverside Bank, located at 7331 College Parkway.

The project includes construction of a 39,874-square-foot building, with 6,963 square feet planned for Riverside Bank's 10th office location. The bank will feature four drive-thru service lanes including one with ATM access. The balance of the building will be leased as general office space.

Eric Brooks of Brooks & Freund is the project manager, and Tom Payne is the job superintendent. Avalon Engineering provided architectural design services. Construction is expected to be complete in February 2008. ■



It's all in the details.

When you take the time to truly examine a situation or need, something both beautiful and brilliant is revealed: The answer.



239.425.0771
www.ma-realty.com





Jenny Moorhead
Realtor, Broker-Associate

Office: 239.989.0840 • Cell: 239.671.2227
14421 Metropolis Ave • Suite 101 • Fort Myers
Jenny@AmerivestRealty.com • www.JennyMoorhead.com

 <p>McGREGOR Don't miss this fantastic opportunity. This charming 3 bedroom/2 bath home on almost 1 acre of McGregor property has much to offer. The lots may be subdivided. The backyard is completely fenced and has a screened in patio, deck and plenty of room for a pool. Wood floors, remodeled master bath and a great Ft. Myers location make this home a must see. \$599,900</p>	 <p>GULF HARBOUR The exquisite penthouse homes at Harbour Landings offer 3 spacious bedrooms, 2 1/2 baths, a breakfast nook with elegant bay window and a large family retreat. This beautifully appointed home is complete with crown molding, enclosed lanai. Offered at \$749,000</p>
 <p>BROOKSHIRE Well maintained 3 bedroom, 2 bath home on the lake with Western exposure. Split bedrooms and spacious great room that lead to a large patio. Enjoy the remarkable sunsets that Southwest Florida is famous for while relaxing lakeside in the lovely neighborhood. Offered at \$269,900</p>	 <p>STERLING OAKS This beautiful spacious 3 bedroom, 3 bath + loft Dominica floor plan offers a ground floor master suite and 2nd floor retreat complete with bedroom, bath and loft area. Relax poolside on this spacious screened lanai with lake views. Offered at \$575,000</p>
 <p>WATERFRONT Gorgeous view of river without the boat traffic. Enjoy sunrises, sunsets, cool breezes, & a great view, @ this gulf access home, near the intercoastal waterway. Rutenberg home is on wide, deep canal and is 1st home from the river. Offered at \$539,900</p>	 <p>ROOKERY POINTE Beautifully appointed Montgomery V model with pool and spa. Enjoy lovely lake views poolside on the extended lanai and pool deck. Interior features of the home included, wood floors, beautiful built-ins, stainless steel appliances, jetted master bath tub, crown molding. Offered at \$599,000</p>

Are You ready to move?

Mike Vitale
Broker

mvitale@mvprealty.com
6202-C Presidential Court
Fort Myers, FL 33919
Office: 239-437-1MVP
Fax: 239-437-2MVP
Cell: 239-218-7966



Financing offered by:



Vince Patti
Vice President
vince@firstcaplend.com
239-565-1714

"Decades of experience, Ready to work for you!"



www.mvprealty.com

 <p>19560 Waters Way</p> <p>4 Beds/ 2 Baths 1,898 Sqft. Living Large Lanai w/ Inground Pool Lakefront Cul-De-Sac Lot</p> <p>\$356,000</p>
 <p>8451 Kingbird Loop # 313</p> <p>2 Beds/ 2 Baths 1,232 Sqft. Living First Floor Lake View</p> <p>\$199,127</p>
 <p>3005 Palmetto Oak Dr. # 102</p> <p>2 Beds/ 2 1/2 Baths 1,394 Sqft. Living Small Backyard One Car Garage Townhome w/ a Loft</p> <p>\$189,815</p>
 <p>4281 Bellasol Circle # 2314</p> <p>3 Beds/ 2 Baths 1,134 Sqft. Living 1st Floor 18" Diagonal Tile</p> <p>\$176,999</p>